



Fort Monmouth Economic Revitalization Planning Authority

**Fort Monmouth Reuse and
Redevelopment Update:
United Way of Monmouth
County Agency Directors
Meeting – July 30, 2009**

By

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Deputy Director



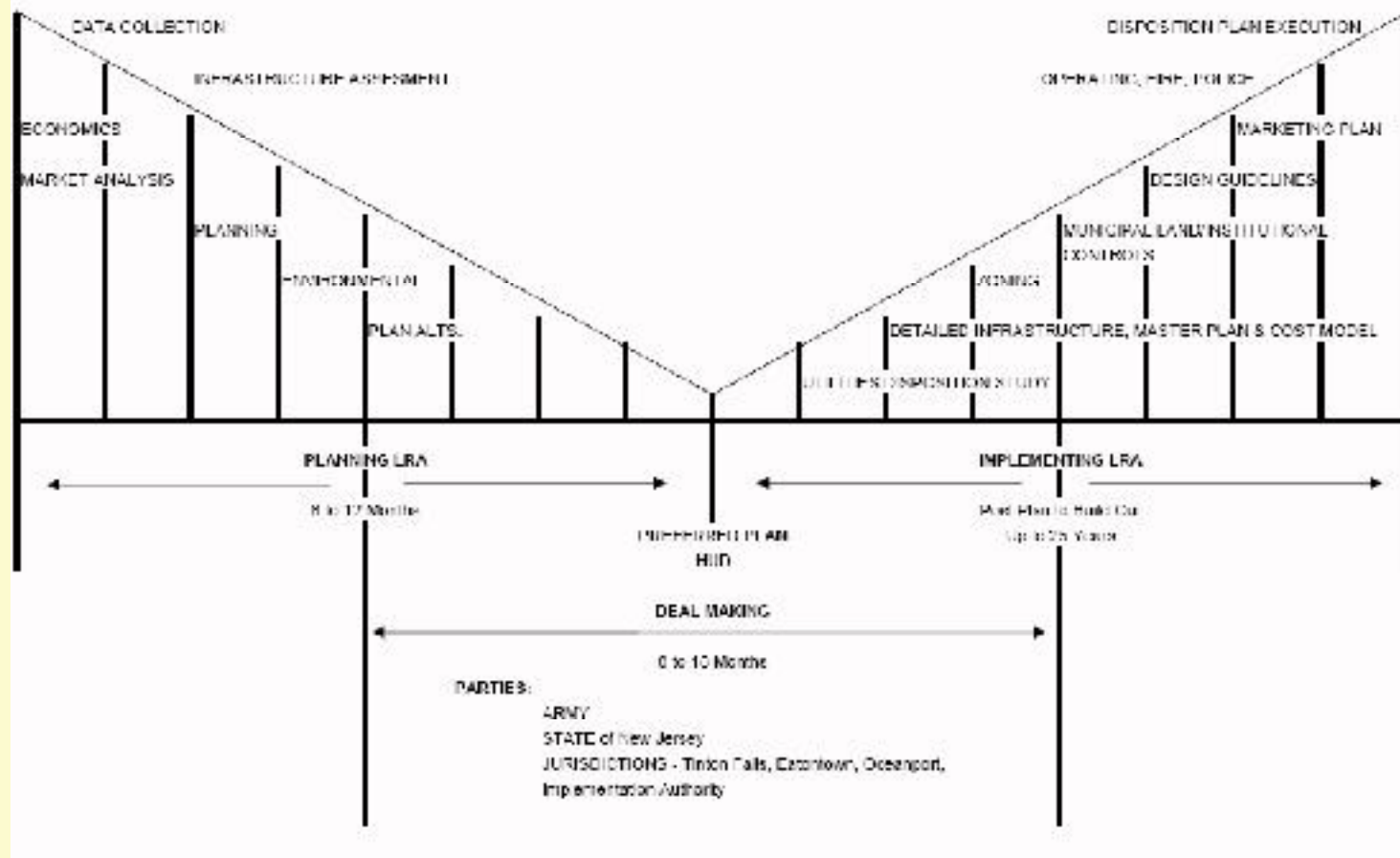
THE PROCESS TO PLAN SUBMITTAL

- Public Hearings
 - Tinton Falls – 7/21/2008
 - Oceanport – 7/23/2008
 - Eatontown – 7/29/2008
 - Public Hearing on the Homeless Assistance Submission – 8/15/2008
- FMERPA Approves Homeless Assistance Submission – 9/3/2008
- Governor Approved Minutes of the 9/3 Authority Meeting on 9/4
- Submitted to Federal Government (HUD & DOA) – 9/4/2008



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From Plan to Implementation





THE PROCESS POST PLAN SUBMITTAL

- HUD Approves LRA Application
- Develop and initiate business attraction and marketing strategies
- Develop disposition and conveyance strategy
- Develop and initiate personal property strategy
- Complete NEPA process on environmental, historic and cultural issues and concerns
- Develop and initiate workforce training
- Property transfers



Fort Monmouth – The Challenges

**How do we create “Added Value” to the region
through the conversion of the Fort?**

Questions to be asked and answered:

- How will new jobs be created?
- How will redevelopment improve transportation and traffic?
- What will be the infrastructure impact on schools, emergency services, tax base?
- What cost implications are there for communities in the region?
- How will more open space be created and made accessible to the public?



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Maintain and honor the history of the site and those who served there

- Maintain and integrate into the development over 20 monuments plus markers and signage
- Maintain and Reuse Historic District and 136 Historically Eligible Buildings





Fort Monmouth Redevelopment

Key Strategies to Accelerate Redevelopment

- Market existing assets
- Identify target industries
- Establish business incubator space for start-up and small technology firms
- Establish inherent and creative incentives
 - People – highly educated-technical
 - Infrastructure
 - Location
 - Reinforce positive perceptions
- Create expedited “one-stop” permitting shop
- Create branding strategy and promote nationally/internationally

Life Quality Vision - Live/Work Environment - Sustainable



What we have to offer Assets

- **High tech electronic research and development facilities with various office, laboratory and specialized testing space.**
 - climate-controlled
 - easily segmented or reconfigured
 - adaptable utility infrastructure
 - back-up emergency power
 - equipped to fabricate and prototype new technologies.
 - Fiber Intranet Ring Pathway
 - redundant fiber pathway between the Main Post and the Camp Charles Wood area.

Geothermal Heating and Cooling systems are in approximately twenty percent (20%) of facilities space (approximately one (1) million square feet)



What we have to offer Assets

These facilities include:

- Over 200,000 square feet of combined office and electronic laboratory space
- 42,000 square feet of Sensitive Compartmented Information Facility (“SCIF”) space
- A 632,000 square foot facility dedicated to the research and development environment
 - vaults and SCIF space.
 - 7,000+ square feet of fully equipped Video Teleconferencing (“VTC”) conference room space
 - 500-seat auditorium fully equipped with VTC capability.
- 43,000 square feet of fabrication and prototype shops
- Gamma Ray Source calibration facility



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Building Reuse Summary

- 50 Non Residential Buildings, 2,085,922 GSF Adaptively Reused





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McAfee Center/Compound – Potential High Tech Company



- 2 anechoic chambers
- Entire building a SCIF
- Geothermal heating and cooling
- Fiber to all rooms
- Backup power
- UPS
- High Bay area w/10 ton crane





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What we have to offer: Human Assets

Year	PHD	Master	Bachelor	Associate	No Deg.	TOTALS
2005	16	174	159	20	97	466
2006	2	28	38	3	14	85
2007	3	44	51	6	18	122
2008	2	39	53	2	13	109
2009	2	33	58	3	12	108
2010	2	34	58	5	16	115
2011	2	35	50	3	20	110
TOTALS	29	387	467	42	190	1115



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20-Year Development Program

	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	839,817 SF	521,605 SF	737,119 SF	2,098,541 SF
Retail	81,335 SF	220,459 SF	146,550 SF	448,334 SF
Mixed Income Residential	288 DU	577 DU	740 DU	1,605 DU 2,407,500 SF
Hotel		150 RM	75 RM	225 RM 310,000 SF
Health / Med Office			80,000SF /	80,000 SF
Community / Civic Facilities	88,416 SF	76,469 SF	299,709 SF	464,594 SF
Greenbelt Parks / Ball fields	77AC/22AC Total 99 AC	125AC/107AC Total 232 AC	145AC/28AC Total 173 AC	504 AC
Suneagles Golf		157 AC		157 AC
Total				5,788,979 SF



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Jobs and Construction Cost

Plan Option	Construction Cost	Construction Jobs	Permanent Jobs
Prospective Job Seekers			3,043
Reuse Plan	\$962,237,000	8,635	5,044+



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Notices of Interest – Status Public Benefit Conveyance

- PBC NOI decisions are pending disposition and conveyance strategy decisions
- Many “tools in the tool-kit” - conveyance alternatives
- Many NOI proposed uses are accommodated in the Reuse and Redevelopment Plan
 - Fire Houses
 - Municipal Complexes
 - County facilities and parks and open space
 - Child Development Center
- Maybe opportunities for additional NOI accommodations
 - Interim use as redevelopment phases in
 - Reused buildings for which there are currently no potential tenants identified
- Selection process will be contingent on disposal method rules and regulations and goodness of fit with available facilities and Reuse and Redevelopment Plan



HOUSING Development

- **Reuse of 177 (Historic) housing units**
- **No McMansions**
 - Mixed income
 - Small lot single family
 - Rental units
 - Garden Apartments
 - Town homes
- **Homeless Accommodation – HUD Requirement**
- **Affordable/COAH Requirements**
 - Working with NJ Council On Affordable Housing toward a Memorandum of Understanding as to what the obligation would be
 - Will consider accommodating additional obligations of Eatontown, Oceanport, Tinton Falls
 - Potential Self-Help Housing PBC for Habitat for Humanity



Federal Government Requirements

The McKinney Act requires “federal agencies to identify and make available surplus federal property...to assist homeless people.”

Key HUD Requirements:

- Form legally binding agreements with non-profit service providers
- Consider nature and size of population of homeless people in the vicinity
- Consider existing services addressing needs of the homeless
- Account for suitability of the buildings and property for needs of the homeless people
- Account for economic impact of proposed homeless assistance on communities in the vicinity of the installation
- Appropriately balance:
 - Needs for economic and other development
 - Needs of homeless people from surrounding communities



Recommended Homeless Accommodations and NOIs Supported

- Monmouth County NOI requesting Single Adult Shelter (replacement) to accommodate up to 40 persons. This will be a build-to-suit facility to be located in the Oceanport area of Fort Monmouth
- Family Promise NOI requesting a day center to accommodate up to 10 families. This will be located in Building 501
- 180 Turning Lives Around NOI requesting a new domestic violence victims safe house to accommodate 15 women and children. 180 currently has a contract for sale on some property off-site. The Authority supports a monetary accommodation in the amount of \$4,500,000 to accommodate the acquisition and construction of a new safe house off-site
- Affordable Housing Alliance NOI. The Affordable Housing Alliance will be the administrator of the Permanent Supportive Housing Bank. All facilities conveyed for accommodating the Bank will be conveyed to the Affordable Housing Alliance.
 - Other NOIs accommodated in the Bank are: CPC Behavioral Healthcare; Easter Seals of New Jersey; HABcore; Lutheran Social Ministries



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Permanent Supportive Housing Bank Concept

- Flexible/efficient
- Maximum usage of facilities/accommodations
- Bank Administrator
 - Core Competence of building and facility rehabilitation and maintenance
 - Experience and proven track record of
 - Collaboration
 - Financial stability
- Cooperating Homeless (services) Providers
 - Core Competence at providing Services
 - Have clients ready to move into the housing



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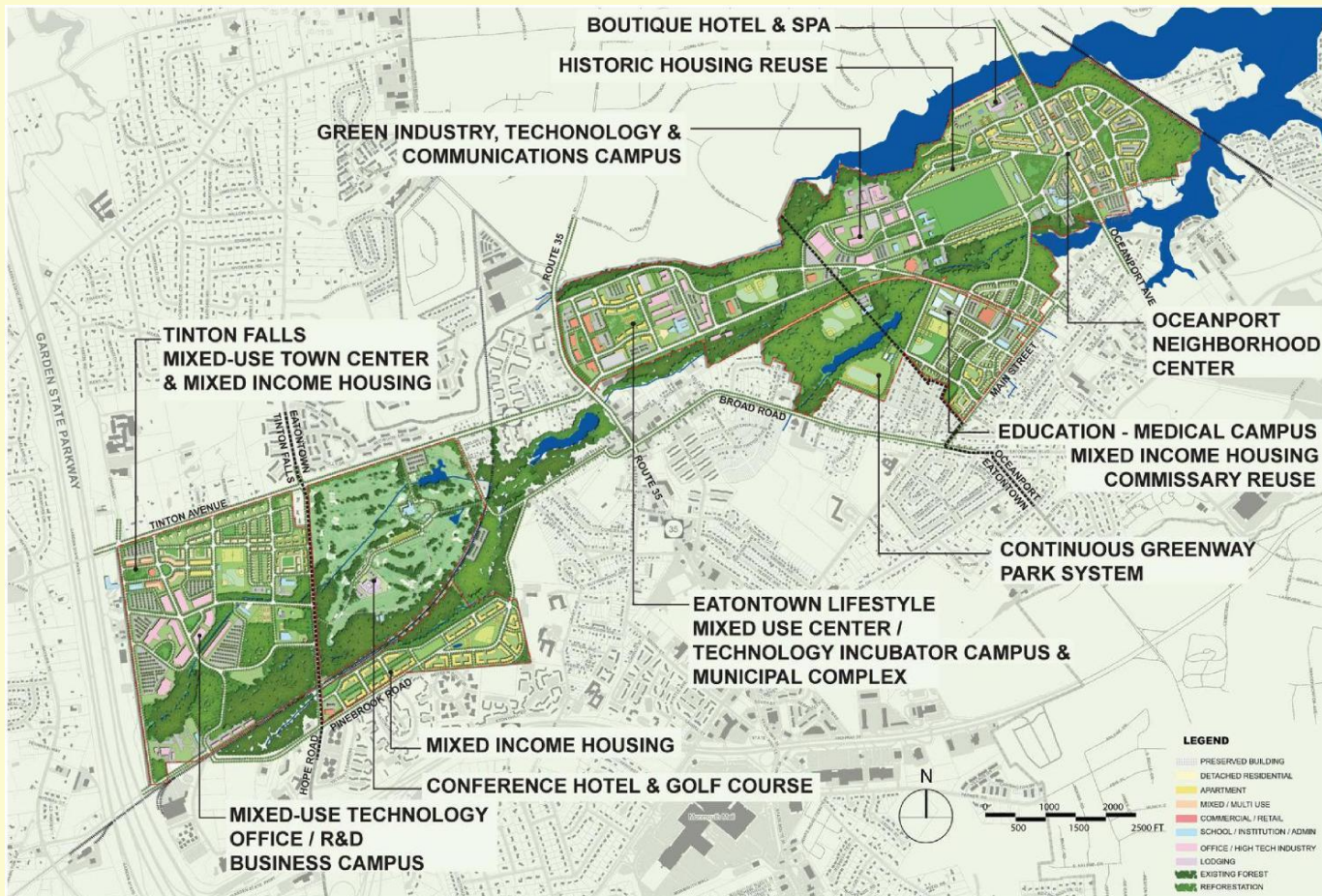
Permanent Supportive Housing Bank Accommodations

- 20 Single Family Units (Ten - 2 bedroom units and ten – 3 bedroom units), to accommodate
 - mentally, developmentally, and physically disabled
 - substance abusers
 - veterans
- 20 units (two or three - 4 bedroom units, ten – 2 bedroom units and seven or eight – 3 bedroom units), of Permanent Supportive housing for homeless and chronically homeless families
- Building #270 to serve as an assisted living/Single Room Occupancy (SRO) facility which will have a minimum of 16 bedrooms.



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Reuse Plan in 2028 (20 – year plan)



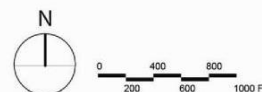


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Mixed Use Business Center Program



1. Large Lot Detached Housing
2. Small Lot Detached Housing
3. Townhouse
4. Apartment
5. Hemphill Housing
6. Firehouse
7. Mixed-use Town Center, Bandshell & Town Green
8. Library
9. Child Care
10. Municipal Use
11. Teen Center
12. Myers Center Reuse
13. Mixed-Use Technology Business Campus
14. Fire & Police Training Center
15. Fabrication Shops
16. Gas Station
17. Pool
18. Field House & Ball Fields
19. Wetland Preservation Park
20. Pulse Power Building R / D
21. Existing Tinton Falls Municipal Building
22. Geothermal Wells





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Tinton Falls Aerial Rendering





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Eatontown West Program Summary



1. Suneagles Golf Course
Main Entrance & Parking
2. Gibbs Hall - Clubhouse & Catering
3. Conference Center & Hotel
4. Restaurant
5. Ball Fields
6. Convenience Retail
7. Mixed Income Housing
8. Community Center & Pool
9. Wetland Preservation Park





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Rt. 35 Lifestyle Center – Tech Incubator



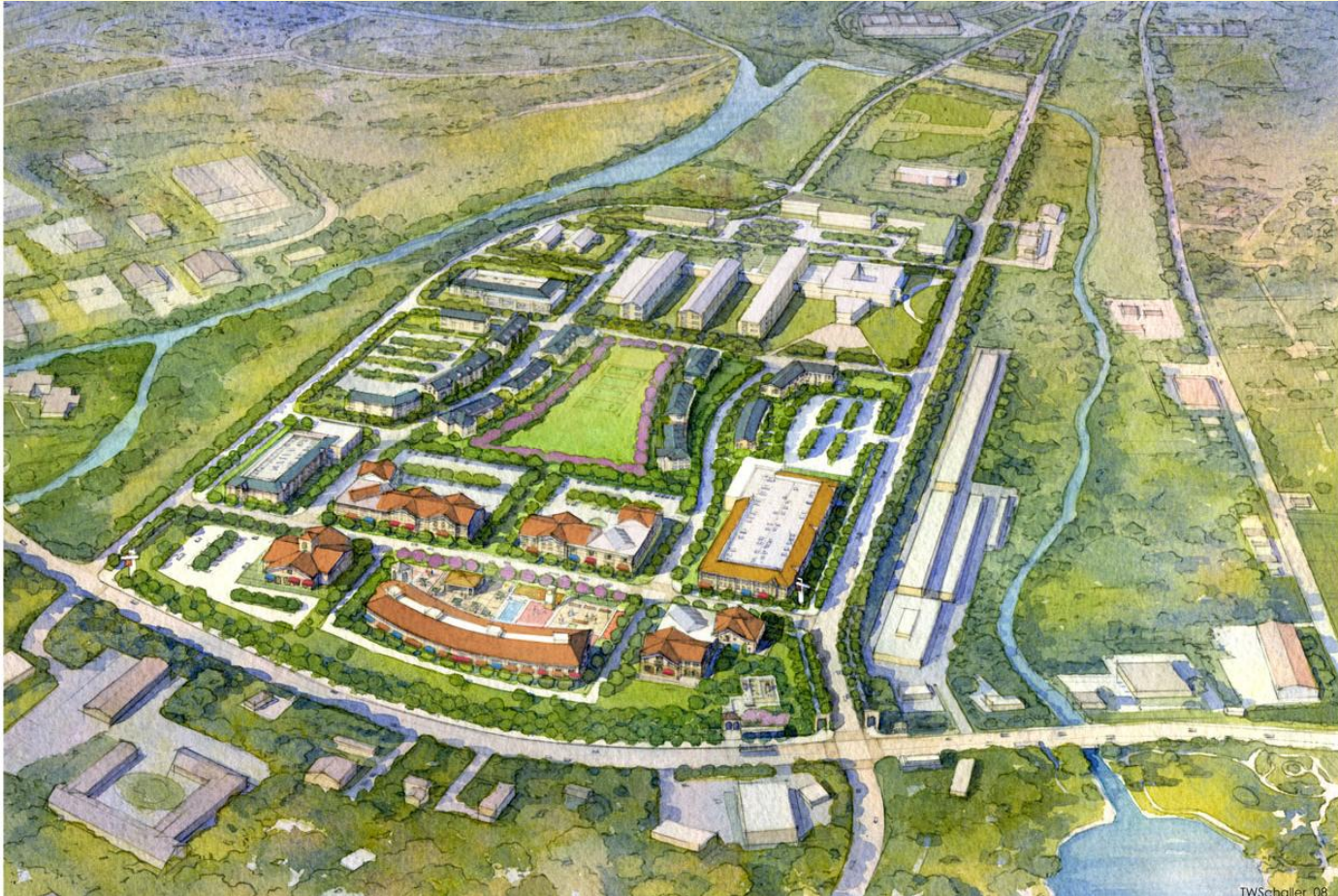
1. Lifestyle Town Center
2. Mixed-Income Apartments
3. Parking Structure
4. Incubator & Professional Services
5. Eatontown Municipal Building
6. Office Space
7. Auditorium / Theatre
8. Bowling Center
9. Cell Tower
10. Amphi-theatre
11. Ball Fields
12. Wetland Preservation Park
13. Office / R & D Space
14. Local Bus to Jitney Transfer Station
15. Geothermal Field





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Eatontown Aerial Rendering



7/30/2009



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Green Industry & Technology Campus



- | | |
|--|-------------------------------|
| 1. McAfee Center Reuse / Communication R & D | 7. Educational Reuse |
| 2. Office Educational Reuse | 8. Green Industry Campus |
| 3. Library | 9. Lane Hall Community Center |
| 4. Chapel | 10. Parking Structure |
| 5. Counseling Center | 11. Geothermal Wells |
| 6. Fitness Center | 12. Wetland Preservation Park |





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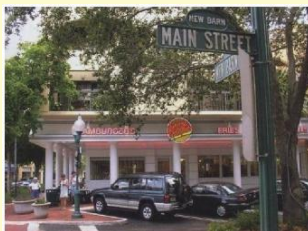
Education – Medical Campus





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Oceanport Neighborhood Program



1. WWI Barracks - Retail Reuse
2. Mixed-Income Apartments
3. Allison Hall Offices
4. Historic District Housing
5. Boutique Hotel & Spa
6. Parade Ground
7. Retail & Professional Office
8. Credit Union
9. Marina, Restaurant & Public Boat Ramp
10. Oceanport Municipal Complex & Mixed Income Apartments
11. FEMA Office
12. Museum / Art Center
13. Wetland Preservation Park
14. Waterfront Esplanade





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Oceanport Aerial Rendering





Upcoming Consulting Opportunities

- **Operating and Infrastructure Analysis**
 - Cost to cure/build
 - Capital Requirements
 - Cost Modeling
 - Infrastructure/Utility Systems analysis
 - Electric
 - Storm water /water
 - Communications
 - Geo-thermal
 - Roadways, Bulkheads
 - Building upgrades/rehabilitation
 - GIS – Database
- **Business and Operation Plan**
- **Environmental**



RFP Notices

- FMERPA Website –
www.nj.gov/fmerpa
- ADC 360 –
www.defensecommunities.org/?p=Publications_360
- Asbury Park Press
- Star Ledger



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